

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, SEPTEMBER 28, 2016 6:30 PM
COUNCIL CHAMBERS of BELFAST CITY HALL**

Agenda

- 1. Roll Call and Call to Order** - Chair Steve Ryan, Secretary Margot Carpenter, Members Wayne Corey, Geoff Gilchrist and Declan O'Connor, and Alternate Members David Bond and Ryan Harnden.
- 2. Review of Meeting Minutes**
- 3. Development Review & Public Hearing**

Debra Carpenter, applicant, request to construct a porch onto the side of her two-family house located at 51 Robbins Road, Map 18, Lot 30. Project is in the Protection Rural 2 zoning district and the Urban Residential shoreland district. The existing house is nonconforming with respect to setback requirements for the Protection Rural 2 zoning district, and the request requires Board review pursuant Chapter 102, Zoning, Article III, Nonconformance.

- 3.1 Applicant Presentation
- 3.2 Public Hearing
- 3.3 Board Review and Deliberations

- 4. Development Review & Public Hearing**

Waldo County General Hospital, applicant and property owner, request to install a 30,000 gallon propane tank to replace 5 existing tanks that total 5,000 gallons. Hospital is located at 118 Northport Avenue, Map 33, Lot 21. Request is an amendment to an approved Site Plan and Use Permit and requires Board review pursuant to Chapter 90, Site Plan, and Chapter 102, Zoning. Continuation of Board review from meetings of August 24 & September 14, 2016.

At this meeting the Board intends to discuss a request from the Code and Planning Department to authorize the hire of an independent consultant to review the Hospital request, and to identify questions to pose to the consultant. The Board does not intend to take any specific action with respect to approval or denial of the application. The Board will conduct a public hearing, and views this hearing as an opportunity for the public to raise any concerns/questions that persons may propose to the Board to consider in this assessment.

- 4.1 Applicant Presentation
- 4.2 Public Hearing
- 4.3 Board Review and Deliberations

- 5. Phoenix Row Investments, LLC**, applicant and property owner, request for Board to sign and grant final approval to the Phoenix Row Subdivision Plan which the Planning Board

conditionally approved at its meeting of August 10, 2016. Request for Board action reflects that the City Council, at its meeting of September 20, 2016, approved the contract rezoning agreement for this project.

5.1 Presentation by City Planner

5.2 Board action

6. City Planner Report

7. Other Business

8. Adjournment

Note to Public: The public is invited to attend the regular meeting of the Planning Board and to offer comment at the scheduled public hearings. The regular meeting of the Board will be televised on Bel TV.